

June 5, 2018

Clifford W. Moy, Secretary
Board of Zoning Adjustment
Office of Zoning

441 4th Street N.W., Suite 200/210-S
Washington DC 20011

Dear Sir,

We thank you for this opportunity to voice our opinion regarding BZA Application No. 19757 the conversion of a church building to a three-unit apartment house located on the corner of 1201 Staples Street, NE. The special exception zoning application submitted by 1201 Staples, LLC, will negatively impact our neighbors and community.

Our concerns are as follows:

- Air quality
- Noise pollution
- Rodent abatement
- Limited or Loss of Parking
- Increased traffic and congestion
- View obstruction from homes adjacent to the building, specifically the alley and Morse street
- Location and use of large machinery too close to crosswalks or obstruction to pedestrians
- Delayed Fire and EMT response time and access to homes due to increased population density
- Weight and frequency of construction vehicles impacting road quality and conditions, i.e. dump trucks, delivery trucks, semi-trucks, and hours of operation outside the hours of 9 am to 4 pm
- Negative impact on home foundations, uneven settling or sinking of foundation and walls cracking or separating from the foundation as homes shake and rattle from the construction truck movement, construction demolition, or digging
- Daily cleaning of yard, alley, Morse street, and Staples street & increased number garbage trucks to zone due to unit conversion
- Placement of construction dumpsters taking up parking, especially in front of senior citizen homes and where there are small children.
- Duration of construction and meeting timeline targets to complete construction project on time
- Monthly construction updates on work progress timeline with neighbors (Where are they in meeting target dates and How far to complete?)

We request our concerns about BZA Application No. 19757 , the proposed special exception for pop up and rear extension at 1201 Staples Street NE, Washington DC 20002, to be addressed.

We love the character of our Staples Street community.

Sincerely,

Jacqueline Vialpando, 1122 Staples ST, NE Rosemary Richardson, 1117 Staples ST, NE (Mrs. Rosemary Richardson does not have an email address, so I can not submit her similar comments in a separate efile.)

Submitted on 6/6/2018 by:
Jacqueline Vialpando & Rosemary Richardson
1122 Staples Street NE, Washington DC 20002

Board of Zoning Adjustment
District of Columbia
CASE NO.19757
EXHIBIT NO.37